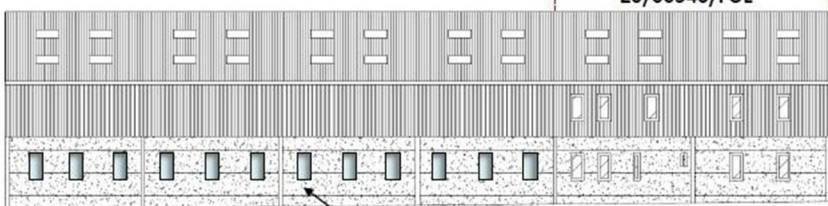




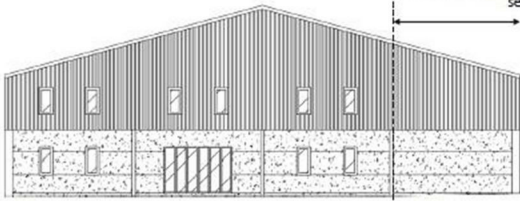
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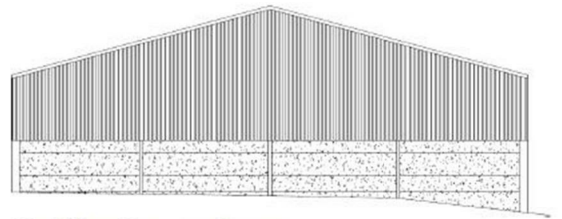
North Elevation

Windows inserted to serve 2 x dwellings

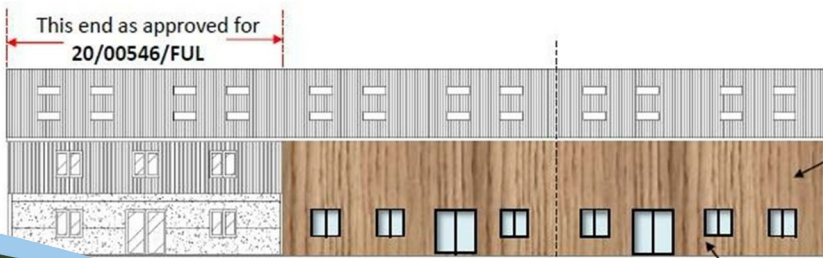
Please note – front wall of all conversions is set back 2.8m from edge of building



West Elevation - As approved for 20/00546/FUL (no changes)



East Elevation - no changes



Yorkshire boarding to new stud wall

Windows and Doors inserted to serve 2 x dwellings

Mount View Farm
Park Hall Lane

Buildings at Mount View Farm,

Parkhall Lane
Sheffield

S21 3YD



0



0



0



55.00
acre(s)

Mount View Farm offers an opportunity to acquire a range of traditional outbuildings with full planning for conversion to six dwellings, with the option to purchase up to 47 acres of adjoining grassland in lots, available by separate negotiation.

Guide Price

£1,200,000



Bakewell - 01629 812777



bakewell@bagshaws.com

Location

Mount View Farm is located on the edge of the popular village of Spinkhill, offering rural outlooks whilst remaining close to amenities. The farm occupies an accessible location being a short distance along Parkhall Lane. The village of Spinkhill boasts a Catholic Church, primary school, a large private school, a public house and a café. Nearby towns and villages offering a wider range of amenities include; Killamarsh to the north (1.9 miles), Clowne to the southeast (4.2 miles), Dronfield to the west (8.4 miles), Chesterfield to the southwest (8.9 miles), and Worksop to the east (11.4 miles). The city of Sheffield sits just 11.8 miles to the northwest, within easy commutable distance, as well as the village offering a regular bus service.

Development Site

The sale offers a rare and exciting opportunity to purchase a development site with the benefit of planning permission for conversion of agricultural buildings to create six new spacious dwellings. The site has existing vehicular access off Parkhall Lane through a large entrance gateway leading to a concrete yard area. The site currently comprises the two agricultural buildings which are to be converted, together with a further building which is to be demolished as part of the planning permission. One of the proposed dwellings was granted planning permission for an agricultural workers dwelling under the planning reference listed below.

The five proposed dwellings granted under the class Q route are situated on one floor offering two different sizes. The planning permission gives each dwelling parking and garden areas, with country outlooks. The entire site extends to approx. 1 acre which is available as a whole or in two lots as described below:

Lot 1—Shown in Red : Guide Price £500,000

The Southern building is internally divided into three proposed dwellings, which will briefly comprise a spacious, modern living dining kitchen, three bedrooms, two with ensuite facilities and a family bathroom.

Lot 2—Shown in Blue : Guide Price £750,000

The North building will also comprise three dwellings, two under class Q and one being the agriculturally tied dwelling. The two class Q dwellings will offer similar accommodation briefly comprising a large living dining kitchen, a separate snug/office, along with a utility room and a w.c. cloakroom. There are three double bedrooms all with ensuite facilities.

The agriculturally tied building has accommodation over two storeys, comprising a large open plan living dining kitchen, a utility and boot room, a large living room and an office. There are stairs rising to the first floor, with four double bedrooms, the master bedroom boasting an ensuite, and a family bathroom. The accommodation on offer would be extensive and flexible, suited to family life and provides ample space.

Land

A block of grassland can be purchased in various lots as described below all of which have been previously farmed and more recently used for horse grazing. The land is first available with Lot 1 - in the event the purchaser of Lot 1 not acquiring the land, it will be available to the open market.

Lot 3: Shown highlighted in Purple – 3.87 acres - £50,000

A parcel of grassland which is split into two main paddocks with fencing and hedgerow boundaries. The land has access off Parkhall Lane.

Lot 4: Shown highlighted in Orange – 12.34 acres - £150,000.

A block of grassland split into a number of paddocks with hedgerows and a mixture of post and wire fencing. The land has access off Spinkhill Road.

Lot 5: Shown highlighted in Green – 24.84 acres - £250,000.

A sizeable block of grassland split into various paddocks with a hardcore track leading from the road providing access to the top fields. There is a mixture of hedgerows and post and wire fencing with access from Spinkhill Road.

Lot 6: Shown highlighted in Yellow – 13.60 acres - £175,000.

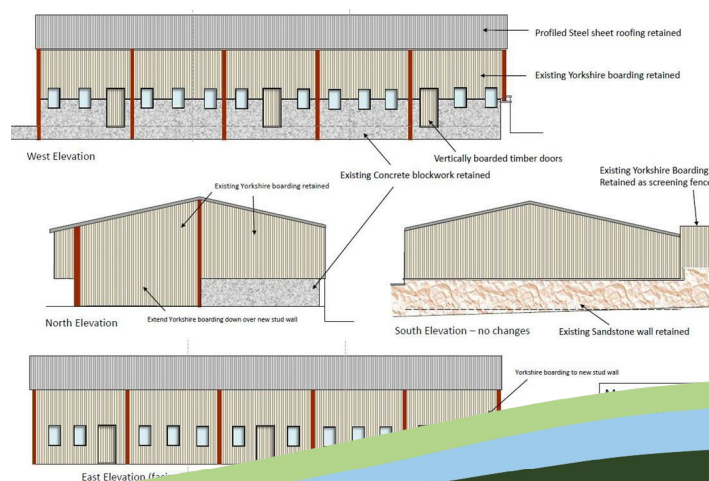
A parcel of grassland with road access from Spinkhill Road with a hardcore entrance. There are four main fields with a mixture of post and wire fencing and hedgerows.

Overage Clause

Lot 3, 4, 5 and 6 will be sold with a development overage of 20%, that would apply to the uplift in value arising from any planning consent for non agricultural development for the period of 25 years from completion.

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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